

144.0

0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

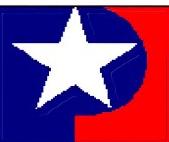
774,100 / 774,100

USE VALUE:

774,100 / 774,100

ASSESSED:

774,100 / 774,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Owner 1:	FOLEY MARY D & JANICE R	Unit #:
Owner 2:		
Owner 3:		

Street 1: 29 HIGH HAITH RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,276 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2136 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5276		Sq. Ft.	Site		0	80.	1.10	9									462,625						462,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5276.000		308,100		3,400		462,600		774,100							
Total Card							0.121		308,100		3,400		462,600		774,100		Entered Lot Size					
Total Parcel							0.121		308,100		3,400		462,600		774,100		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID									144.0-0004-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,100	3400	5,276.	462,600	774,100	774,100	Year End Roll	12/18/2019
2019	101	FV	245,900	3400	5,276.	433,700	683,000	683,000	Year End Roll	1/3/2019
2018	101	FV	245,900	3400	5,276.	358,500	607,800	607,800	Year End Roll	12/20/2017
2017	101	FV	245,900	3400	5,276.	329,600	578,900	578,900	Year End Roll	1/3/2017
2016	101	FV	245,900	3400	5,276.	300,700	550,000	550,000	Year End	1/4/2016
2015	101	FV	232,300	3400	5,276.	294,900	530,600	530,600	Year End Roll	12/11/2014
2014	101	FV	232,300	3400	5,276.	274,100	509,800	509,800	Year End Roll	12/16/2013
2013	101	FV	231,300	3400	5,276.	260,800	495,500	495,500		12/13/2012

SALES INFORMATION

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	16606-318		11/1/1985		80,000
				No	No
				A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2012	1144	Redo Bat	20,000	C				
6/21/1996	275	Manual	4,200				REROOF	

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2013	Info Fm Prmt	EMK	Ellen K
11/6/2008	Meas/Inspect	189	PATRIOT
11/1/2000	Hearing N/C	153	PATRIOT
12/27/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

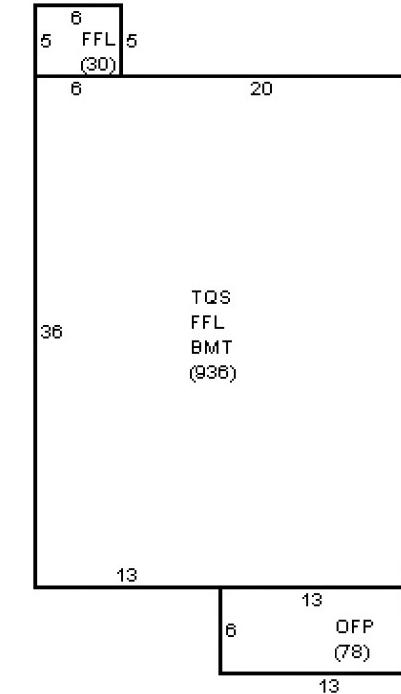
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.27949643
Const Adj.:	0.98500049
Adj \$ / SQ:	163.840
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418636
Depreciation:	110520
Depreciated Total:	308116

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	163.84	
Special Features:	0	Val/Su Net:	114.88	
Final Total:	308100	Val/Su SzAd:	184.71	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1940	26.57	T	40	101			3,400			3,400

PARCEL ID 144.0-0004-0002.0

More: N

Total Yard Items: 3,400

Total Special Features:

Total: 3,400

IMAGE

AssessPro Patriot Properties, Inc